

Hexham Road
Hylton Lane Estate
Sunderland
SR4 8BN



good life 
sales & lettings

Hexham Road

£112,500

INTRODUCTION

3 BEDROOM FAMILY HOME - LARGE GARDEN PLOT - DRIVEWAY WITH ADDITIONAL SPACE TO SIDE - SOUTH FACING REAR GARDEN PLOT - WELL PRESENTED - SENSIBLY PRICED ...

ENTRANCE HALL

White uPVC double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing. Door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Under stairs cupboard providing some storage and containing a Worcester Bosch Combi boiler. Door leading off to kitchen/dining room.

KITCHEN/DINING ROOM

Measurements taken at widest points.

A lovely large space running across the rear of the property. Laminate wood-effect flooring, double radiator, 3 white uPVC double-glazed windows with views over the garden and beyond, white uPVC double-glazed patio doors leading out to the rear garden also. Fitted kitchen with a range of wall and floor units in a black finish with complementary laminate work surface, space for gas cooker, space and plumbing for a half size dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, circular stainless steel sink with matching drainer and Monobloc tap. Ample space at one end of the kitchen/dining room for table and chairs.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off, 3 to bedrooms, 1 to bathroom plus built-in cupboard.

BATHROOM

Slate-effect laminate tile flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. White sink with single pedestal and chrome taps, white toilet with low level cistern, corner shower cubicle with sliding glass and shower feed main hot water system. The walls and ceiling are finished in uPVC cladding.

BEDROOM 1

This is a double bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This bedroom has been partially opened up to merge with the second bedroom. This could easily be returned to the original layout by the new owners.

BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is also a double bedroom.

EXTERNALLY

Driveway access with block paved driveway for at least 2 vehicles with the potential to extend further to the rear. Also external to the front is a low maintenance garden with potential to turn into further parking.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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